

ASSIGNEE'S SALE

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of valuable fee simple, improved real property located in Frederick County, Maryland.

Under and by virtue of the power of sale contained in a mortgage from William Wesley Ayres and Joan E. Ayres, dated July 20, 1965, and recorded in Liber 730, folio 126, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned assignee for the purpose of foreclosure, the undersigned, as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland, on:

MONDAY, APRIL 12, 1976

AT 10:00 A.M.

all the following described real estate, to wit:

All those parcels or tracts of land situate, lying and being in Mt. Pleasant District, Frederick County, State of Maryland, and being more particularly described as follows:

Parcel #1: All that parcel or tract of land situate, lying and being in Mt. Pleasant District, Frederick County, State of Maryland, containing 128 acres, 3 roods and 37 perches of land, more or less, and being all and the same real estate described in a deed dated the 11th day of July 1952, from C. Milton Shaul and Ada V. Shaul, his wife, to Charles C. Lawson and Ella M. Lawson, his wife, and recorded in Liber 504, folio 95, one of the Land Records of Frederick County, Maryland.

SAVING AND EXCEPTING THEREFROM, however, all that parcel or tract of land, containing 30¼ acres of land, more or less, described in a deed dated the 9th day of May, 1949, from C. Milton Shaul, et ux. to Alvie M. Etzler, and recorded in Liber 479, folio 186, one of the aforesaid Land Records, leaving an aggregate of 98½ acres of land, more or less.

Parcel #2: All that parcel or tract of land situate, lying and being in Mt. Pleasant District, Frederick County, State of Maryland, containing 174 acres, 3 roods and 27 square perches of land, more or less, and being all and the same real estate described in a deed dated the 11th day of July, 1952, from Ray M. Baugher, et ux. to Charles C. Lawson, et ux., recorded in Liber 504, folio 57, one of the Land Records of Frederick County, Maryland.

BEING all and the same real estate described in a deed dated the 23rd day of July, 1957, from Delbert S. Null and Harriet H. Null, his wife, to Ayres, Incorporated, recorded in Liber 585, folio 570, one of the aforesaid Land Records, and being also the same real estate which was conveyed by Ayres, Incorporated, a body corporate, to William Wesley Ayres and Joan E. Ayres, his wife, by deed dated February 3, 1961, and recorded in Liber 651, folio 503, one of said Land Records.

This property is improved with two minor sets of farm buildings. To the rear and situated on Parcel #2 is a two-story frame dwelling with metal roof in need of repair, a bank barn and other minor miscellaneous farm buildings all in need of repair. To the front of the property and designated Parcel #1, is a one-story frame dwelling and other minor buildings in need of repair.

This land fronts on Old Annapolis Road in Mt. Pleasant Election District, in part.

TERMS OF SALE: A deposit of 10% of the sale price will be required of the purchaser at the time and place of sale in the form of cash or check acceptable to Assignee. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement costs, including, but not limited to, all documentary stamps, recordation tax, and transfer tax will be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time.

NOTE: For additional information, contact attorney for assignee or auctioneer.

BENJAMIN B. ROSENSTOCK
Assignee

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